

UNIVERSITY HOSPITALS BIRMINGHAM NHS FOUNDATION TRUST

BOARD OF DIRECTORS

THURSDAY 25 JULY 2013

Title:	EXECUTION OF A LEASE AGREEMENT BETWEEN CBRE AND THE TRUST FOR PREMISES IN MELCHETT ROAD KINGS NORTON, BIRMINGHAM
Responsible Director:	Director of Corporate Affairs
Contact:	Lynne Darby Land & Property Manager (Ext 14469)

Purpose:	To request approval for the execution of a Lease Agreement
Confidentiality Level & Reason:	None
Key Issues Summary:	<p>The Trust currently occupies accommodation in Melchett Road, Kings Norton, for use by pharmacy, warehouse and patient transport staff. The premises house the Trust's main aseptic unit as well as the main warehouse. The current lease is due to expire on 31 December 2013.</p> <p>The Trust has negotiated a new 15 year lease, with a provision for a break after 10yrs, at a reduced annual rent of £378,000 (including VAT), a saving of £98,400 per annum over the current rent of £476,400.</p> <p>Consideration has been given to other options including moving into alternative premises or into a new build, but these were discounted on cost grounds and issues regarding the feasibility of re-providing the aseptic facilities elsewhere.</p> <p>Approval for execution of the Lease Agreement is a matter reserved to the Board by virtue of section 2.9.2 of Annex A of the Corporate Governance Policy</p>

<p>Recommendations:</p>	<p>The Board of Directors is requested to authorise:</p> <p>The Chief Finance Officer and the Director of Corporate Affairs jointly and severally to exercise the powers of the Trust in relation to negotiating, approving and amending the Lease Agreement and any associated documents, without limitation save that such authority may only be exercised to the extent that the Lease Agreement is materially as described in this Report, and to do all such acts and things as may be required in order to give effect to the Resolution(s) resulting from this Report and implement the Lease Agreement including the finalising and delivery of all such notices, confirmations, applications, letters, transfers, appointments, certificates, powers of attorney, deeds, forms, notice of drawing, notice of withdrawal or notice of utilisation and any other documents as required; and</p> <p>any one or more Directors of the Trust and, in the case of any documents that are Deeds, the Foundation Secretary, severally to sign, execute and deliver the Lease Agreement and any associated documents save that, where any such other documents are Deeds, execution will be by any two Directors or a Director and the Foundation Secretary.</p>
<p>Signed: D Burbridge</p>	<p>Date: 15 July 2013</p>